



**Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting**

September 17, 2014  
6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

10/01/14

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

**Roll Call:** Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, Mark Curtis, and Jim Cole were present.

**Staff present:** Administrator of General Services - John Sudduth, Planning Manager – Kevin Gambrell, Senior County Planner – Mike McConnell and County Planner - Taylor Reamer were present.

**Public Present:** 2 members of the public were present. (See attached sign in sheet for additional information).

**Disposition of Minutes:** Mr. Curtis moved to approve the September 3, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 6-0.

**General Public Comment:** None

**Old Business:** None

**New Business:** None

Public Hearing adjourned at 6:05 pm.

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:05 pm

**Old Business:**

- A. Nelson Variance, #14-359, 21559 Indian Creek Rd., Garfield 15-10311-000**  
**Represented by Bob Nelson, 21559 Indian Creek Rd., Garfield and Ken Kush 21495 Vista Shores, Garfield**

**Staff Report:** The applicant, Robert Nelson, proposes to construct a 25 ft x 40 ft garage on a .5 acre property at the above address within the building setback. The applicant is requesting a 10 ft. street side yard on a corner lot building to property line setback in lieu of the required 25 foot setback to construct the proposed garage.

**Applicant Comment:**

Mr. Nelson stated he purchased the home 10 years ago, and was not aware of the setback. He feels he is not encumbering any neighbors and had spoken with immediate neighbors and received positive feedback.

Mr. Kush stated he is a neighbor of Mr. Nelson. He and Mr. Nelson had photographed other structures in Vista Shores Subdivision that are in violation of these setbacks as well.

**Board Comment:**

Mr. Tucker asked what year the house was built.

Mr. Nelson stated to his knowledge the home was built in late 1970s.

Mr. Tucker asked how the building would be oriented on the property with respect to the home.

Mr. Nelson stated the building will be angled away from Indian Shores Rd., further from the setback; the closest point will be where the garage attaches to the home.

Mr. Tucker asked the applicant why the garage could not be built in another location on the property outside the building setback.

Mr. Nelson stated the intent to attach the garage to the home and incorporate a dining room inside the new addition.

Mr. Kush stated topography was a deterrent from building the addition in another are. The southern side of the home and proposed addition is two stories and only one story on the north side of the home.

Mr. Tucker asked if the topography was the constraining factor for locating the addition in the proposed location.

Ms. Leyva stated the septic tank is south of the proposed addition and cannot be built on.

Mr. Curtis stated that he believes the hardship for the variance has been met because of topographic factors.

**New Business: None**

**Other Business: None**

**STAFF UPDATES:**

**A. Administrative Approvals:**

- I. Clardy Minor Subdivision, Tract Split, #14-467, 13175 Pleasure Heights Rd., Rogers 18-02657-002
  - Total acreage: 23.98 acres
  - Tract 1 – 4.63 acres
  - Tract 2 – 4.66 acres
  - Tract 3 – 4.85 acres
  - Tract 4 – 9.84 acres
  - Approved September 3, 2014
- II. Ballinger Minor Subdivision, Property Line Adjustment, #14-482, 9011 Huntington Rd., Gravette 18-15191-002
  - Tract 1 – 7.05 acres
    - i. Adjusted Tract 1 – 7.27 acres
  - Tract 2 – 9.9 acres
    - i. Adjusted Tract 2 – 9.69 acres
  - Approved August 28, 2014

III. Baron/Jones Minor Subdivision, Tract Split, #14-471, 20271 S Hwy 59, Siloam Springs 18-13197-000

- Total acreage: 71.36 acres
- Tract 1 – 36.15 acres
- Tract 2 – 20.23 acres
- Tract 3 – 14.98 acres
- Approved August 28, 2014

**DISCUSSION ITEMS:** None

Meeting Adjourned at 6:16 pm.

## Sign-in Sheet

Date: 09/17/14

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